# \$450,000 - 274037a Range Road 214, Rural Wheatland County

MLS® #A2183321

# \$450,000

3 Bedroom, 2.00 Bathroom, 1,213 sqft Residential on 4.14 Acres

NONE, Rural Wheatland County, Alberta

Price Adjusted to SELL. Spring Possession. Green haven it's called - 4.14 fenced acres with trees, shrubs, coulee, natural springs and a pond, drilled well-lots of water-10 GPM a 2022 septic mound and tank with a 2012 SRI modular home, a single

12'x22' garage plus 2 sheds and a wood fenced area in the backyard for wind shelter and privacy for the enjoyment of a garden with 2 green houses.

enjoyment of a garden with 2 green houses and raised beds

Home is 16' x 76' modular home 1260 sq ft with 3 bedrooms and 2 full baths, framed with 2―x 6―

construction for optimum insulation and economical heat

Features: walk-in closet and ensuite in main bedroom; extra shelves/cupboards throughout the home a

large pantry in the hall off kitchen, large windows with blinds mainly facing south – very bright. Lovely

views of sunsets and sunrises. 100-amp service plus a generator panel for hookup to the home if

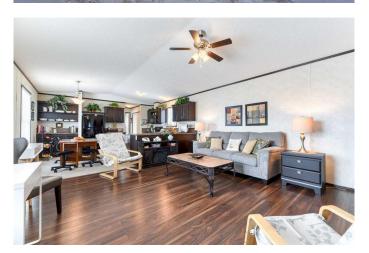
#### needed

Whole house has filtered water even the outside tap through a Centaur backwashing carbon filter with

no filter change for approx. 4-5 years depending on use, a rain fresh water filter







under kitchen sink, in

the backyard is a non filtered tap from the well. Home is clean, bright and spacious with an open concept.

Outdoor features: 2 approx. 10'x10' sheds, garage w/insulated walls and a 100-amp power panel and automatic door opener a custom wood fence the complete length of the house in backyard w/2

greenhouses raised beds, trellis's, organic soil, newly planted haskap blueberries and grapevine plus 3

1,000 L water tanks for collecting rain water for gardens

West of house: fenced area has raspberries, strawberries, rhubarb, asparagus and a herb garden,

currents, saskatoon bushes, various mints perennial flowers and shrubs

To the East: the property meanders down to bushes, trees in the coulee and a small pond, there is an

old granary in the East yard. If you are a gardener or not relax and enjoy the wildlife, beauty and

tranquility of Green Haven, the area also offers cross fencing for animals. Newer Septic Tank and Field. Come See. this wonderful Acreage.

Built in 2012

#### **Essential Information**

MLS® # A2183321 Price \$450,000

Bedrooms 3 Bathrooms 2.00

Full Baths 2

Square Footage 1,213
Acres 4.14
Year Built 2012

Type Residential

Sub-Type Detached

Style Acreage with Residence, Modular Home

Status Active

# **Community Information**

Address 274037a Range Road 214

Subdivision NONE

City Rural Wheatland County

County Wheatland County

Province Alberta
Postal Code T0J 2T0

#### **Amenities**

Utilities Electricity Paid For, Propane

Parking Driveway, Garage Door Opener, Additional Parking, Front Drive, Garage

Faces Front, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Built-in Features, Ceiling Fan(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator,

Washer/Dryer, Microwave

Heating Forced Air, Propane

Cooling None Basement None

#### **Exterior**

Exterior Features Private Yard

Lot Description Conservation, Creek/River/Stream/Pond

Roof Asphalt Shingle

Construction Vinyl Siding, Manufactured Floor Joist

Foundation Block, See Remarks

## **Additional Information**

Date Listed December 12th, 2024

Days on Market 113 Zoning CR

## **Listing Details**

Listing Office RE/MAX Landan Real Estate

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